

FOR LEASE



HERON BUILDING - 576 OLIVE STREET - EUGENE, OREGON

HERON BUILDING OFFICE SUITES

Professional Office Suites in Downtown Eugene

- **SUITE 200: 1,270 SF**
- **SUITE 202: 881 SF**
- **SUITE 208: 1,140 SF**
- EUGNet fiber connectivity
- Structured parking garage directly across the street
- On-site short-term client parking
- **LEASE RATE: \$1.80/SF Modified Gross**



MILTON OILAR
miltono@campbellre.com
(541) 484-2214

Licensed in the State of Oregon

ABBY HYLAND-SCOTT
abby@campbellre.com
(541) 556-4813

Licensed in the State of Oregon

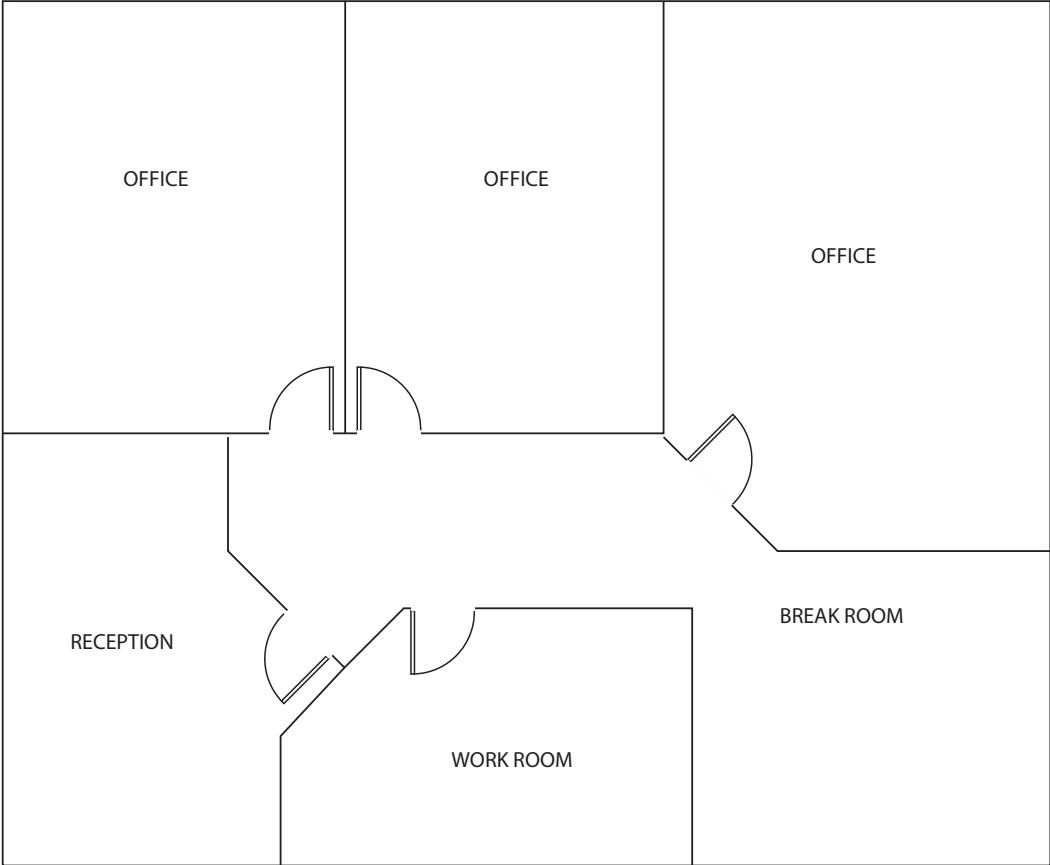
PROPERTY PARKING



The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.

SUITE 200 FLOOR PLAN / PHOTOS

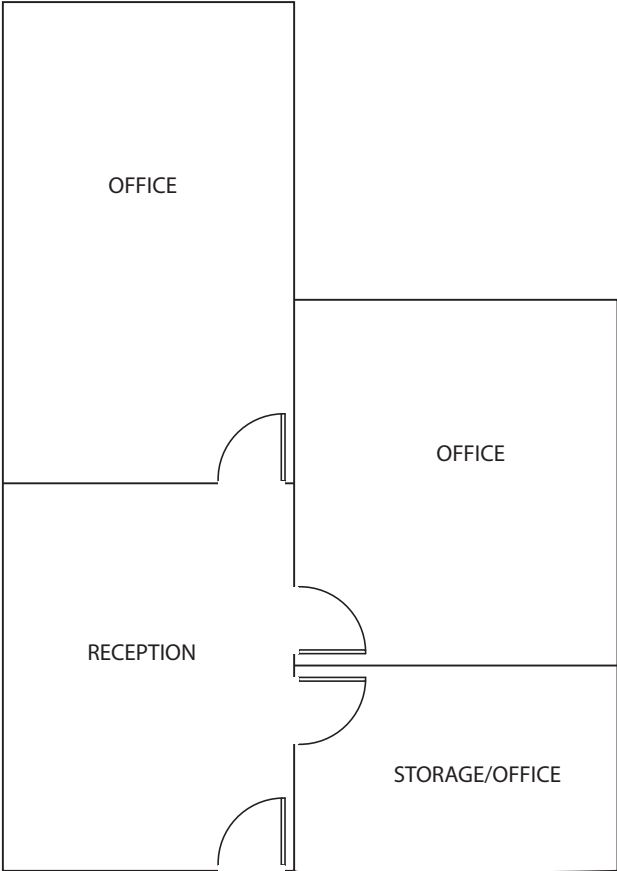
SUITE 200 - 1,270 SF



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SUITE 202 FLOOR PLAN / PHOTOS

SUITE 202 - 881 SF

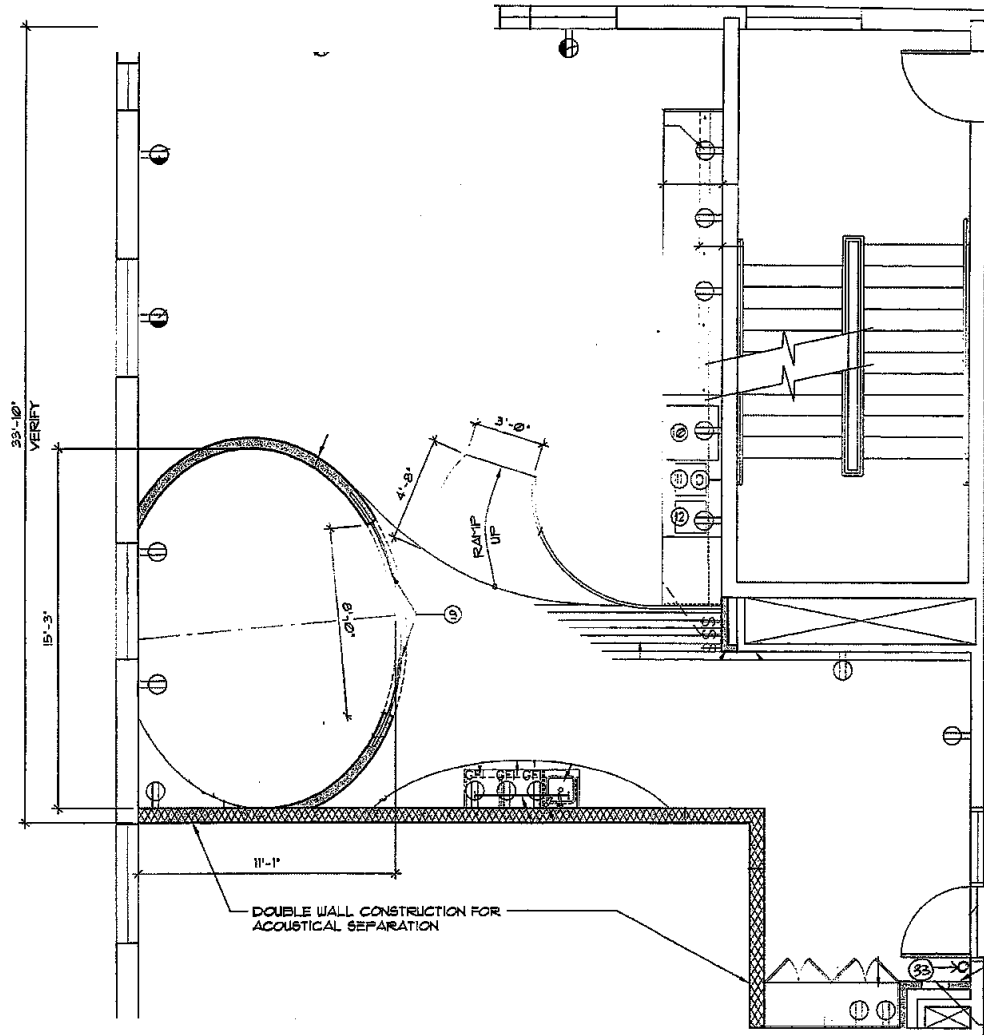


please label the library to break room, and conference room to office.

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SUITE 208 - 1,140 SF



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PROPERTY PHOTOS



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PROPERTY LOCATION

PROXIMITY TO THE UNIVERSITY OF OREGON, COURTHOUSES, PUBLIC TRANSIT AND AMENITIES

The Heron Building is conveniently located in downtown Eugene and is in close proximity to the Federal Courthouse, Federal Buildings, Lane County and City Hall. It is close to Whole Foods, nearby restaurants and just a short walk to the Fifth Street Public Market and the riverfront. The property has on-site tenant parking and provides easy access to LTD'S Emerald Express (EmX) Bus Rapid Transit system, additional public parking and bike lanes.



WALKER'S SCORE: 97
Walker's Paradise -
Many nearby amenities



TRANSIT SCORE: 63
Good Transit - Many nearby
public transportation options



BIKER'S SCORE: 100
Biker's Paradise -
Flat terrain, excellent bike lanes